157.0	0002	0003.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	642,400	/	642,400
USE VALUE:	642,400	/	642,400
ASSESSED:	642,400	/	642,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
95		GEORGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	YOUNGREN JANE O
Owner 2:	HANLEY MARIANNE
Owner 3:	
Street 1:	95 GEORGE STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MEDVECKY DEBORAH A -
Owner 2:	-
Street 1:	95 GEORGE STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry U
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1940, having primarily Vinyl Exterior and 1061 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	221,500	900	420,000	642,400
Total Card	0.138	221,500	900	420,000	642,400
Total Parcel	0.138	221,500	900	420,000	642,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 605.58 | /Parcel: 605.58

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	104247
GIS Ref	
GIS Ref	
Insp Date	07/17/18

!12266!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 157.0-0002-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	221,500	900	6,000.	420,000	642,400		Year end	12/23/2021
2021	101	FV	215,100	900	6,000.	420,000	636,000		Year End Roll	12/10/2020
2020	101	FV	215,200	900	6,000.	420,000	636,100	636,100	Year End Roll	12/18/2019
2019	101	FV	184,000	1000	6,000.	420,000	605,000	605,000	Year End Roll	1/3/2019
2018	101	FV	239,500	1000	6,000.	354,000	594,500	594,500	Year End Roll	12/20/2017
2017	101	FV	239,500	1000	6,000.	324,000	564,500	564,500	Year End Roll	1/3/2017
2016	101	FV	239,500	1000	6,000.	276,000	516,500	516,500	Year End	1/4/2016
2015	101	FV	234,600	1000	6,000.	240,000	475,600	475,600	Year End Roll	12/11/2014

PRINT	
Date	Time
12/30/21	14:15:40

LAST REV	
Date	Time
10/03/19	16:59:26
mmcmakin	

USER DEFINED

Prior Id # 1:	104247
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12266

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MEDVECKY DEBORA	36392-173		9/13/2002		370,000	No	No		
HARROD LISA	28813-452		7/8/1998		215,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/24/2015	1002	Manual	10,000		7/24/2015			Replace rear slide
2/23/2012	157	Manual	103,865					renovate existing

ACTIVITY INFORMATION

Date	Result	By	Name
7/17/2018	Inspected	CC	Chris C
5/22/2018	MEAS&NOTICE	BS	Barbara S
5/29/2012	Info Fm Prmt	MM	Mary M
10/18/2008	Meas/Inspect	197	PATRIOT
12/18/2002	MLS	MM	Mary M
12/16/1999	Mailer Sent		
11/29/1999	Entry Denied	268	PATRIOT
7/20/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

Total AC/HA:	0.13774	Total SF/SM:	6000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	420,000	Spl Credit		Total:	420,000

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1A - 1 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.98500049
Adj $ / SQ:	132.975
Other Features:	93500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	248304
Depreciation:	26817
Depreciated Total:	221487

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 2			Baths: 1				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

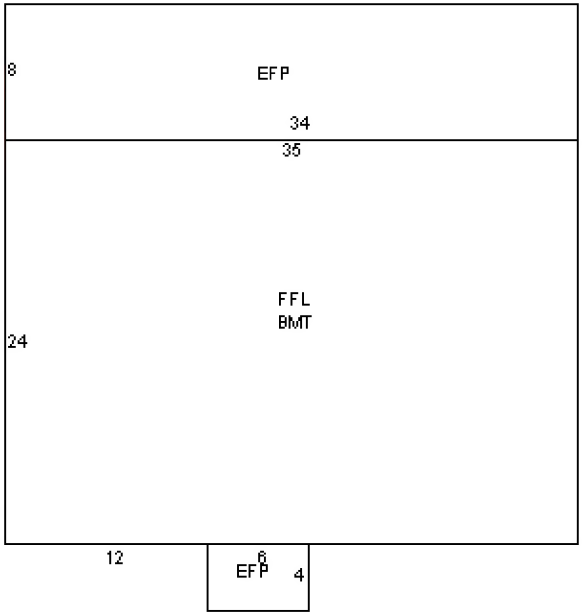
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	132.98
Special Features:	0	Val/Su Net:	114.89
Final Total:	221500	Val/Su SzAd	271.45

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	816	43.720	35,677
FFL	First Floor	816	132.980	108,508
EFP	Enclos Porch	296	35.880	10,619

Net Sketched Area:	1,928			Total:	154,804
Size Ad	816	Gross Area	1928	FinArea	1061

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	F	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

157.0-0002-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	18X12	G	GD	1999	4.98	T	12	101			900			900
2	Frame Shed	D	Y	1	64	A	AV	2000	0.00	T	15.2	101						

More:	N	Total Yard Items:	900	Total Special Featues:	Total: 900

IMAGE

AssessPro Patriot Properties, Inc